

# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the THIRD amended final development plan of Marine Oaks Village to allow:

- 1) change typical floor plans
- 2) change typical buildings with building envelopes
- 3) change typical elevations

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s): MARINE OAKS  
(Type or Print Name) (Type or Print Name)  
Signature: Signature: *Ivan Stern*  
Address: Address: *10 Church Lane*  
City and State: City and State: *Pikesville, Md. 21208*  
Attorney for Petitioner: Attorney for Petitioner:  
(Type or Print Name) (Type or Print Name)  
Signature: Signature:  
Address: Address:  
City and State: City and State:  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
Attorney's Telephone No.: Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of January, 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of March, 1982, at 9:45 o'clock A.M.

*[Signature]*  
Zoning Commissioner of Baltimore County.

E.C.O.-No.1

(over)

RE: PETITION FOR SPECIAL HEARING: BEFORE THE ZONING COMMISSIONER  
SE/S of Williams Ave., 1,700'  
NE of Back River Neck Rd., and : OF BALTIMORE COUNTY  
SE/S of Howard Ave., 1,900'  
NE of Back River Neck Rd., : Case No. 82-178-SPH  
15th District

MARINE OAKS, Petitioner

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

*Peter Max Zimmerman* *John W. Hession, III*  
Peter Max Zimmerman: John W. Hession, III  
Deputy People's Counsel People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 24th day of February, 1982, a copy of the foregoing Order was mailed to Ivan Stern, General Partner, Marine Oaks, #10 Church Lane, Pikesville, Maryland 21208, Petitioner.

*John W. Hession, III*  
John W. Hession, III

## Chesapeake Consultants, Inc.

SURVEYORS, ENGINEERS & PLANNERS  
212 WASHINGTON AVENUE - TOWSON, MD. 21204  
Phone: 337-9099

## ZONING DESCRIPTION MARINE OAKS VILLAGE SECTION II & SECTION III

ALL those two pieces or parcels of land situate, lying and being in the Fifteenth Election District of Baltimore County, State of Maryland, and described more particularly as follows to wit:

BEGINNING for the same at the intersection of Williams Avenue and Ensign Court, said point being distant northeasterly 1,700 feet more or less from Back River Neck Road, said point being designated as property corner No. 101 as shown on Plat 4, Marine Oaks Village, which plat is recorded among the Plat Records of Baltimore County, Maryland in Platbook E.H.K. Jr. No. 39, folio 11, running thence and binding on the outlines of said plat to the place of beginning.

CONTAINING 4.493 acres of land more or less.

## SECTION III

BEGINNING for the same at the intersection of Howard Avenue and Reaching Circle, said point being distant northeasterly 1,900 feet more or less from Back River Neck Road, said point being designated as property corner No. 224 as shown on Plat 3, Marine Oaks Village, which plat is recorded among the Plat Records of Baltimore County, Maryland in Platbook E.H.K. Jr. No. 39, folio 120, running thence and binding on the outlines of said plat to the place of beginning.

CONTAINING 9.593 acres of land more or less.

## Chesapeake Consultants, Inc.

SURVEYORS, ENGINEERS & PLANNERS  
212 WASHINGTON AVENUE - TOWSON, MARYLAND 21204  
Phone: 337-9099

## ZONING DESCRIPTION MARINE OAKS VILLAGE SECTION II & SECTION III

ALL those two pieces or parcels of land situate, lying and being in the Fifteenth Election District of Baltimore County, State of Maryland, and described more particularly as follows to wit:

BEGINNING for a point on the southeast side of Williams Avenue said point being distant northeasterly 1,700 feet more or less from Back River Neck Road, said point being designated as property corner No. 101 as shown on Plat 4, Marine Oaks Village, which plat is recorded among the Plat Records of Baltimore County, Maryland in Platbook E.H.K. Jr. No. 39, folio 115, running thence and binding on the outlines of said plat to the place of beginning.

CONTAINING 4.493 acres of land more or less.

## SECTION III

BEGINNING for a point on the southeast side of Howard Avenue said point being distant northeasterly 1,900 feet more or less from Back River Neck Road, said point being designated as property corner No. 224 as shown on Plat 3, Marine Oaks Village, which plat is recorded among the Plat Records of Baltimore County, Maryland in Platbook E.H.K. Jr. No. 39, folio 120, running thence and binding on the outlines of said plat to the place of beginning.

CONTAINING 9.593 acres of land more or less.

## PETITION FOR SPECIAL HEARING

15th DISTRICT

ZONING: Petition for Special Hearing  
LOCATION: Southeast side of Williams Avenue, 1,700 ft. Northeast of Back River Neck Road, and Southeast side of Howard Avenue 1,900 ft. Northeast of Back River Neck Road  
DATE & TIME: Tuesday, March 2, 1982, at 9:45 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the THIRD amended final development plan of Marine Oaks Village to allow: 1) change typical floor plans; 2) change typical buildings with building envelopes; and 3) change typical elevations

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Marine Oaks, as shown on plat plan filed with the Zoning Department  
Hearing Date: Tuesday, March 2, 1982 at 9:45 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

March 12, 1982

Mr. Ivan Stern  
Marine Oaks  
10 Church Lane  
Pikesville, Maryland 21208

RE: Petition for Special Hearing  
SE/S of Williams Avenue, 1,700'  
NE of Back River Neck Road and  
the SE/S of Howard Avenue, 1,900'  
NE of Back River Neck Road -  
15th Election District  
Marine Oaks - Petitioner  
NO. 82-178-SPH (Item No. 91)

Dear Mr. Stern:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/ar1

Attachments

cc: Mr. Marty Weber  
42 Helmsman Court  
Baltimore, Maryland 21271

Mrs. Jean Beck  
44 Helmsman Court  
Baltimore, Maryland 21221

John W. Hession, III, Esquire  
People's Counsel



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

February 26, 1982

Mr. Ivan Stern, General Partner  
Marine Oaks  
#10 Church Lane  
Pikesville, Maryland 21208

RE: Petition for Special Hearing  
Williams Ave. & Back River Neck Rd. and  
Howard Avenue and Back River Neck Road  
Case #82-178-SPH

Dear Mr. Stern:

This is to advise you that \$88.63 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:klr

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 105729

DATE: 3/2/82 ACCOUNT: 01-662

AMOUNT: \$88.63

RECEIVED FROM: Marine Oaks  
FOR: Posting & Advertising of Case #82-178-SPH

354224 2 98534

VALIDATION OR SIGNATURE OF CASHIER

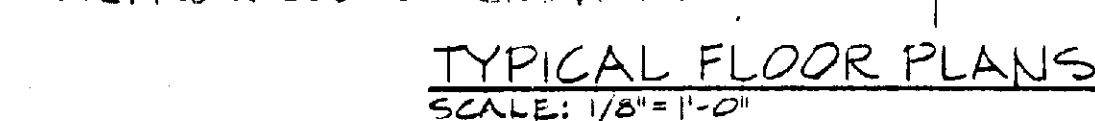
ORDER RECEIVED FOR FILING

DATE: March 19, 1982

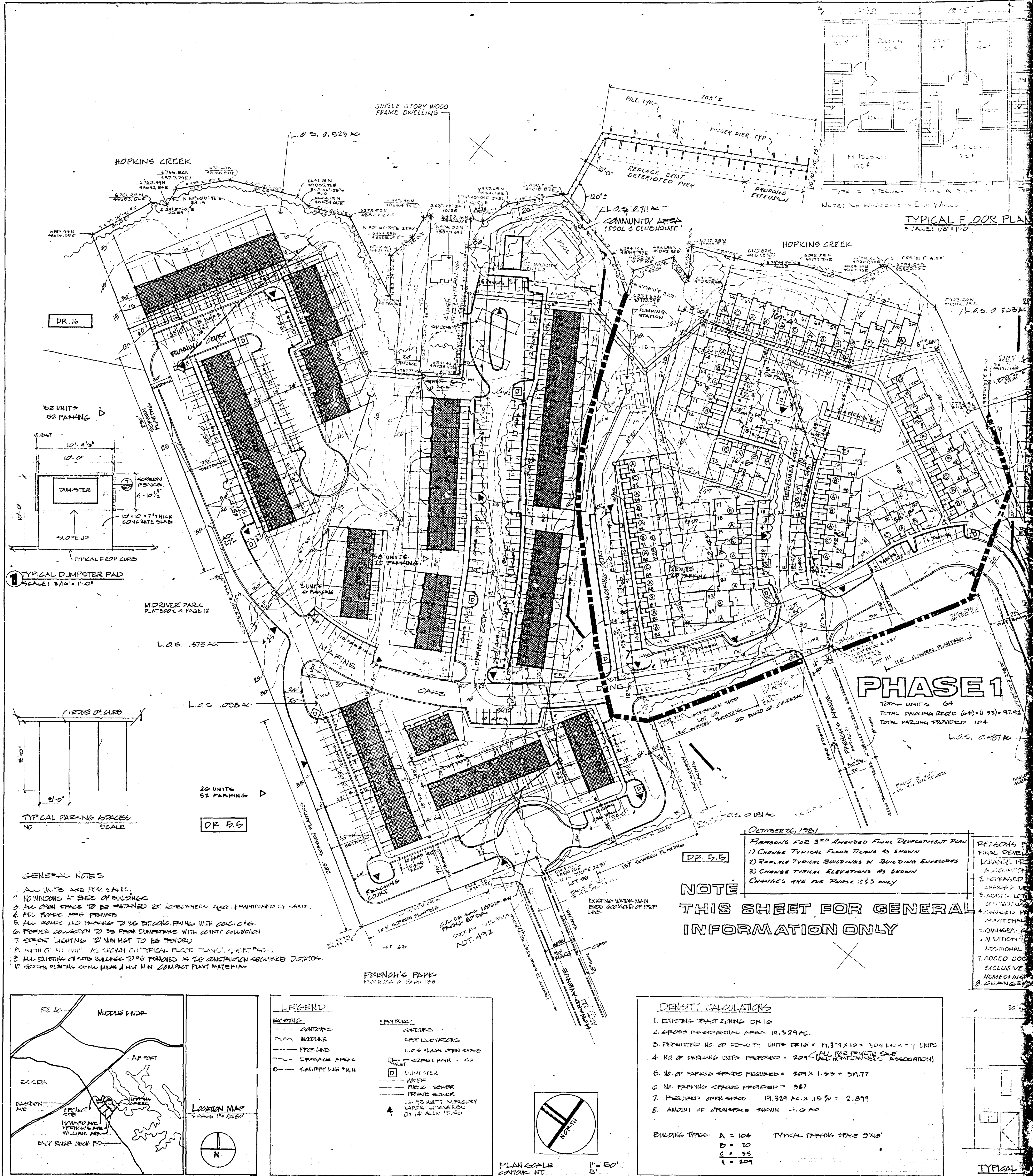
15 #  
HDS-5-68

MARINE OAKS  
SE/S of Williams Ave., 1,700' NE of Back River Neck Rd. and SE/S of Howard Ave., 1,900' NE of Back River Neck Rd. - 15th District Case #82-178-SPH











Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts that to amend the 2nd Amended Final Development Plan of Marine Oaks Village—Sections 2 and 3 to change the typical floor plans shown, to replace the typical buildings with building envelopes, and to change the typical elevations shown, as approved by the Baltimore County Planning Board on January 21, 1982, would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12<sup>th</sup> day of March, 1982, that the 3rd Amended Final Development Plan of Marine Oaks Village—Sections 2 and 3, revised October 26, 1981, and marked Petitioner's Exhibit 1, which provides for a change in the typical floor plans shown, replacement of the typical buildings with building envelopes, and change of the typical elevations shown, in accordance with Petitioner's Exhibit 1, is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Director of the Office of Planning and Zoning and the Zoning Commissioner.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

## BALTIMORE COUNTY

### ZONING PLANS

### ADVISORY COMMITTEE



#### PETITION AND SITE PLAN

#### EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 18, 1982

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

000  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. Ivan Stern  
10 Church Lane  
Pikesville, Maryland 21208

RE: Item No. 91  
Petitioner - Marine Oaks  
Special Hearing Petition

Dear Mr. Stern:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

The subjects of this petition are two parcels of land, located at the termination of Williams and Howard Avenues northeast of Back River Neck Road, and are part of the overall development of Marine Oaks. These properties currently consist of vacant wooded land and are located to the north and south of Phase I of the aforementioned development, which is improved with townhouses.

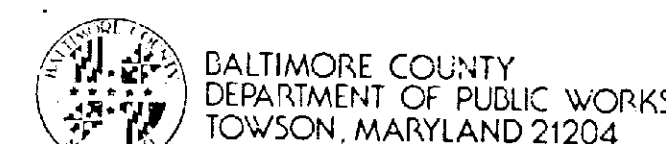
In view of your proposal to alter the last approved development plan and coupled with the fact that lots have been sold within 300 feet of the proposed changes, this hearing is required. As indicated in the comments of the Office of Current Planning, the proposal was approved by the Planning Board on January 21, 1982.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI, Chairman  
Zoning Plans Advisory Committee

NEB:bec  
Enclosures  
cc: Chesapeake Consultants, Inc.  
212 Washington Avenue  
Towson, Maryland 21204



HARRY J. PISTEL, P.E.  
DIRECTOR

December 9, 1981

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #91 (1981-1982)  
Property Owner: Marine Oaks  
Williams Ave. & Ensign Ct., Howard Ave. & Reaching Cr.  
Acres: 14.086 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

#### General:

Comments were supplied for this property in connection with the Zoning Advisory Committee review for Item 186 (1977-1978).

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement #157507, executed in conjunction with the development of "Marine Oaks Village", of which this site is a part.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 91 (1981-1982).

Very truly yours,

*[Signature]*  
ROBERT A. MORTON, P.E., Chief  
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

Attachment

I-SE Key Sheet  
7 NE 33 Pos. Sheet  
NE 2 I Topo  
97 Tax Map

April 13, 1978

Mr. S. Eric DiNenna  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #186 (1977-1978)  
Property Owner: Marine Oaks  
W/S Hopkins Creek N/S of Howard Ave.  
Existing Zoning: D.R. 16  
Proposed Zoning: Special Hearing to amend the 1st amended final development plan of Marine Oaks Village to change the layout of the pier from a T-shape to a L-shape and to show the layout of the clubhouse and swimming pool.  
Acres: 19.32 District: 15th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

#### General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement No. 15707, executed in conjunction with the development of "Marine Oaks Village", of which this site is a part.

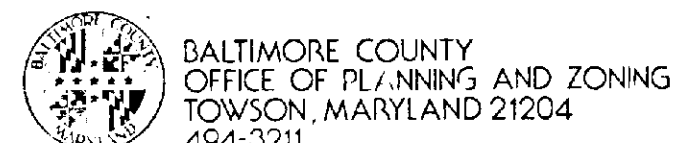
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #186 (1977-1978).

*[Signature]*  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

EID:EAM:FWR:ss

I-SE Key Sheet  
7 NE 33 Pos. Sheet  
NE 2 I Topo  
97 Tax Map

cc: R. Morton  
S. Shalowitz  
J. Wimbley



NORMAN E. GERBER  
DIRECTOR

February 8, 1982

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #91, Zoning Advisory Committee Meeting, November 17, 1981, are as follows:

Property Owner: Marine Oaks  
Location: Williams Avenue and Ensign Court, Howard Avenue and Reaching Circle  
Acres: 14.086  
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The development plan as amended was approved by the Planning Board on January 21, 1982.

Very truly yours,  
*[Signature]*  
John L. Wimbley  
Planner III  
Current Planning & Development

JLW:rh

3/2  
82-196-BH

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner  
TO: Office of Planning and Zoning

Date: November 24, 1981

FROM: Ian J. Forrest

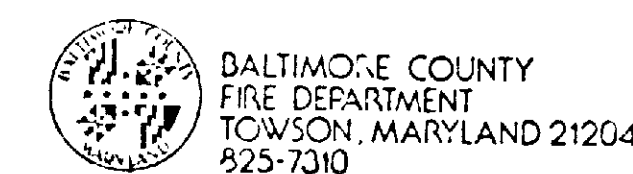
SUBJECT: Zoning Variance Item

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #80 - Edwin J. & Catherine McClaesky
- Item #83 - John Frank, Sr.
- Item #84 - White Marsh Mall, Inc.
- Item #85 - Harry Giardina
- Item #87 - Harold P. & Elaine L. Rothman
- Item #89 - Donald Ray & Dolores F. McCoy
- Item #90 - Betty Lee Dulany, et al
- Item #91 - Marine Oaks
- Item #92 - John W. Huber
- Item #93 - Anna E. E. Schneider
- Item #94 - Cassius D. & Shirley V. Miller
- Item #95 - American Telephone & Telegraph Co.
- Item #96 - American Telephone & Telegraph Co.
- Item #97 - American Telephone & Telegraph Co.
- Item #98 - William Thomas & Dorothy Lee Palmisano
- Item #99 - Salvatore Spitaleri
- Item #100 - Clarence & Karen Miller

*[Signature]*  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJF/rth



PAUL H. REINCKE  
CHIEF

December 16, 1981

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Marine Oaks

Location: Williams Avenue and Ensign Court, Howard Avenue and Reaching Circle

Item No.: 91

Zoning Agenda: Meeting of November 17, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

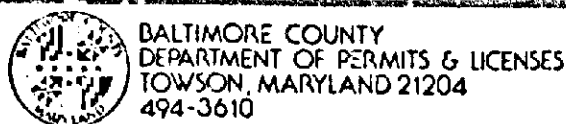
( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *[Signature]* Noted and Approved: *[Signature]*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/mb/cm





BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

TED ZALESKI, JR.  
DIRECTOR

December 3, 1981

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #91 Zoning Advisory Committee Meeting, November 17, 1981 are as follows:

Property Owner: Marine Oaks  
Location: Williams Avenue & Ensign Court Howard Avenue & Reaching Circle  
Existing Zoning: D.R. 16  
Proposed Zoning:

Acres: 14.086  
District: 15th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

X B. A building/ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

X I. Comments - Homeowners Association type of dwellings require a 2 hour masonry fire wall or party wall on interior lot lines. Windows for rescue and egress from bedrooms shall comply with Section 609.4 B.O.C.A. Code.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

*Charles E. Burnham*

Charles E. Burnham, Chief  
Plans Review

CEB:rrj

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: November 17, 1981

Mr. William E. Hammond  
Zoning Commissioner  
Baltimore County Office Building  
1111 West Chesapeake Avenue  
Towson, Maryland 21204

Z.A.C. Meeting of: November 17, 1981

RE: Item No: 86, 87, 88, 89, 90, 91, 92, 93

Property Owner:

Location:

Present Zoning:

Proposed Zoning:

District:

No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

*Wm. Nick Petrovich*

Wm. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond

TO: Zoning Commissioner

Date: February 9, 1982

FROM: Norman E. Gerber, Director  
Office of Planning and Zoning

SUBJECT: Zoning Petition No. 82-178-5PH

This amended development plan was approved by the Planning Board on January 21, 1981.

*Norman E. Gerber*  
Norman E. Gerber  
Director of Planning and Zoning

NEG:JGH:dme



baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

STEPHEN E. COLLINS  
DIRECTOR

January 20, 1982

Mr. William Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

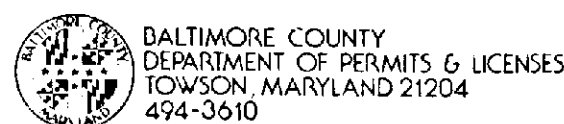
Re: ZAC Meeting - November 17, 1981

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for items number 87, 88, 89, 90, 91 92 and 93.

*Michael S. Flahigan*  
Michael S. Flahigan  
Traffic Engineering Associate II

MSF/r1j



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

TED ZALESKI, JR.  
DIRECTOR

February

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

REVISED

Comments on Item #91 Zoning Advisory Committee Meeting, February 9, 1982 are as follows:

Property Owner: Marine Oaks  
Location: Williams Avenue & Ensign Court - Howard Avenue & Reaching Circle  
Existing Zoning: D.R. 16  
Proposed Zoning:

Acres: 14.086  
District: 15th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

X B. A building/ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

X E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line. See Council Bill 4-82 for amendment pertaining to one and two family dwellings.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

I. Comments - Effective March 18, 1982 the Baltimore County Building Code changes from the 1978 Code and Council Bill 199-79 to the 1981 B.O.C.A. Codes and Council Bill 4-82.

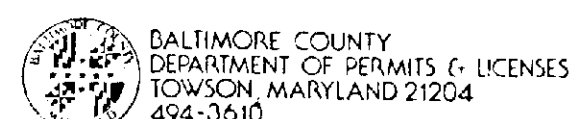
NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

*Charles E. Burnham*

Charles E. Burnham, Chief  
Plans Review

CEB:rrj



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

TED ZALESKI, JR.  
DIRECTOR

February

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

REVISED

Comments on Item #91 Zoning Advisory Committee Meeting, February 9, 1982 are as follows:

Property Owner: Marine Oaks  
Location: Williams Avenue & Ensign Court - Howard Avenue & Reaching Circle  
Existing Zoning: D.R. 16  
Proposed Zoning:

Acres: 14.086  
District: 15th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

X B. A building/ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

X E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line. See Council Bill 4-82 for amendment pertaining to one and two family dwellings.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

I. Comments - Effective March 18, 1982 the Baltimore County Building Code changes from the 1978 Code and Council Bill 199-79 to the 1981 B.O.C.A. Codes and Council Bill 4-82.

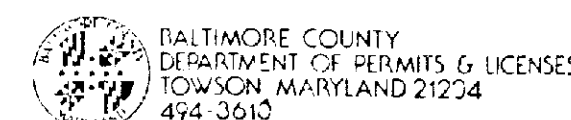
NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

*Charles E. Burnham*

Charles E. Burnham, Chief  
Plans Review

CEB:rrj



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3610

TED ZALESKI, JR.  
DIRECTOR

February

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

REVISED

Comments on Item #91 Zoning Advisory Committee Meeting, February 9, 1982 are as follows:

Property Owner: Marine Oaks  
Location: Williams Avenue & Ensign Court - Howard Avenue & Reaching Circle  
Existing Zoning: D.R. 16  
Proposed Zoning:

Acres: 14.086  
District: 15th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

X B. A building/ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

X E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line. See Council Bill 4-82 for amendment pertaining to one and two family dwellings.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

I. Comments - Effective March 18, 1982 the Baltimore County Building Code changes from the 1978 Code and Council Bill 199-79 to the 1981 B.O.C.A. Codes and Council Bill 4-82.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

*Charles E. Burnham*

Charles E. Burnham, Chief  
Plans Review

CEB:rrj

## PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: *WBC*

Revised Plans:  
Change in outline or description Yes  
No

Previous case: 78-251-1PH

Map #

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15  
Posted for: *Petition for Zoning Varying*  
Petitioner: *Marine Oaks*  
Location of property: *Williams Avenue & Ensign Court - Howard Avenue & Reaching Circle*  
Location of Signs: *at the intersection of Williams Avenue & Ensign Court*  
Posted by: *Charles E. Burnham*  
Date of Posting: *2/11/82*  
Date of return: *2/11/82*

Mr. Ivan Stone  
10 Church Lane  
Pikesville, Md. 21208

Chesapeake Consultants, Inc.  
212 Washington Avenue  
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 21st day  
of January, 1982.

William E. Hammond  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Marine Oaks

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 104543

DATE 2/1/82 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED Beatrice Hawkins

FOR Filing Fee for Case #82-178-SPH (Marine Oaks)

VALIDATION OR SIGNATURE OF CASHIER

Petition for  
Special Hearing

16TH DISTRICT  
ZONING: Petition for  
Special Hearing

LOCATION: Southeast  
side of Williams Avenue,  
1,700 ft. northeast of Back  
River Neck Road, and  
Southeast side of Howard  
Avenue 1,900 ft. northeast  
of Back River Neck Road.  
DATE & TIME: Tues-  
day, March 2, 1982 at 9:45  
a.m.

PUBLIC HEARING:  
Room 106, County Office  
Building, 111 W. Chesa-

peaks Ave., Towson,  
Maryland.

The Zoning Commis-  
sioner of Baltimore Coun-  
ty, by authority of the  
Zoning Act and Regula-  
tions of Baltimore County,  
will hold a public hearing:  
Petition for Special  
Hearing, under Section  
100.7 of the Baltimore  
County Zoning Regula-  
tions, to determine wheth-  
er or not the Zoning  
Commissioner and/or  
Deputy Zoning Commis-  
sioner should approve the  
THIRD amended final de-  
velopment plan of Marine  
Oaks Village to allow: 1)  
change typical floor plan;  
2) change typical buildings  
with building envelopes;  
and 3) change typical el-  
evations.

All that parcel of land in  
the Fifteenth District of  
Baltimore County

Section II  
All those two pieces or  
parcels of land situate, ly-  
ing and being in the Fif-  
teenth Election District of  
Baltimore County, State  
of Maryland, and de-  
scribed more particularly  
as follows to wit:

BEGINNING for a point  
on the southeast side of  
Williams Avenue said  
point being distant north-  
easterly 1,700 feet more or  
less from Back River Neck  
Road, said point being  
designated as property  
corner No. 101 as shown on  
Plat 4, Marine Oaks Vil-  
lage, which plat is record-  
ed among the Plat Records  
of Baltimore County,  
Maryland in Platbook  
E.H.K. Jr. No. 39, folio  
115, running thence and  
binding on the outlines of  
said plat to the place of be-  
ginning.

CONTAINING 4.493  
acres of land more or less.

Section III  
BEGINNING for a point  
on the southeast side of  
Howard Avenue said point  
being distant northeasterly  
1,900 feet more or less  
from Back River Neck  
Road, said point being  
designated as property  
corner No. 224 as shown on  
Plat 4, Marine Oaks Vil-  
lage, which plat is record-  
ed among the Plat Records  
of Baltimore County,  
Maryland in Platbook  
E.H.K. Jr. No. 39, folio  
120, running thence and  
binding on the outlines of  
said plat to the place of be-  
ginning.

CONTAINING 9.693  
acres of land more or less.

Being the property of  
Marine Oaks, as shown on  
plat plan filed with the  
Zoning Department.  
Hearing Date: Tuesday,  
March 2, 1982 at 9:45 a.m.  
Public Hearing: Room  
106, County Office Build-  
ing, 111 W. Chesapeake  
Avenue, Towson,  
Maryland.

BY ORDER OF  
William E. Hammond  
Zoning Commissioner  
of Baltimore County

The Times

Middle River, Md., Feb. 11 1982

This is to Certify That the annexed

was inserted in The Times, a newspaper printed  
and published in Baltimore County, once in each  
of one successive  
weeks before the 11th day of

February, 1982  
David M. [Signature] Publisher.  
37-17

PETITION FOR SPECIAL  
HEARING  
16TH DISTRICT

ZONING: Petition for Special  
Hearing  
LOCATION: Southeast side of Wil-  
liams Avenue, 1,700 ft. Northeast  
of Back River Neck Road, and  
Southeast side of Howard Avenue  
1,900 ft. Northeast of Back River  
Neck Road

DATE & TIME: Tuesday, March 2,  
1982 at 9:45 A.M.

PUBLIC HEARING: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland.

The Zoning Commissioner of Bal-  
timore County, by authority of the  
Zoning Act and Regulations of Bal-  
timore County, will hold a public  
hearing:

Petition for Special Hearing un-  
der Section 100.7 of the Baltimore  
County Zoning Regulations, to de-  
termine whether or not the Zoning  
Commissioner and/or Deputy Zon-  
ing Commissioner should approve  
the THIRD amended final develop-  
ment plan of Marine Oaks Village  
to allow: 1) change typical floor  
plan; 2) change typical buildings  
with building envelopes; and 3)  
change typical elevations.

All that parcel of land in the Fif-  
teenth District of Baltimore County  
SECTION II  
All those two pieces or parcels of  
land situate, lying and being in the  
Fifteenth Election District of Bal-  
timore County, State of Maryland,  
and described more particularly as  
follows to wit:

Beginning for a point on the  
southeast side of Williams Avenue  
said point being distant northeasterly  
1,700 feet more or less from Back  
River Neck Road, said point being  
designated as property corner No.  
101 as shown on Plat 4, Marine  
Oaks Village, which plat is recorded  
among the Plat Records of Balti-  
more County, Maryland in Platbook  
E.H.K. Jr. No. 39, folio 115, run-  
ning thence and binding on the out-  
lines of said plat to the place of  
beginning.

Containing 4.493 acres of land  
more or less.

SECTION III  
Beginning for a point on the  
southeast side of Howard Avenue  
said point being distant northeasterly  
1,900 feet more or less from  
Back River Neck Road, said point  
being designated as property corner  
No. 224 as shown on Plat 4, Marine  
Oaks Village, which plat is record-  
ed among the Plat Records of Bal-  
timore County, Maryland in Plat-  
book E.H.K. Jr. No. 39, folio 120,  
running thence and binding on the  
outlines of said plat to the place of  
beginning.

Containing 9.693 acres of land  
more or less.

Being the property of Marine  
Oaks, as shown on plat plan filed  
with the Zoning Department  
Hearing Date: Tuesday, March 2,  
1982 at 9:45 A.M.  
Public Hearing: Room 106, County  
Office Building, 111 W. Chesapeake  
Avenue, Towson, Maryland  
By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
Feb. 11.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 11, 1982

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., approximately  
for one time approximately before the 2nd  
day of March, 1982, the last publication  
appearing on the 11th day of February  
1982.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received this 4 day of Nov., 1981.  
Filing Fee \$ 25 Received: Check  
Cash  
Other

491

Petitioner Marine Oaks

Petitioner's Attorney

William E. Hammond, Zoning Commissioner

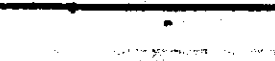
Submitted by Ann Han

Reviewed by WEL

\*This is not to be interpreted as acceptance of the Petition for assignment of a  
hearing date.





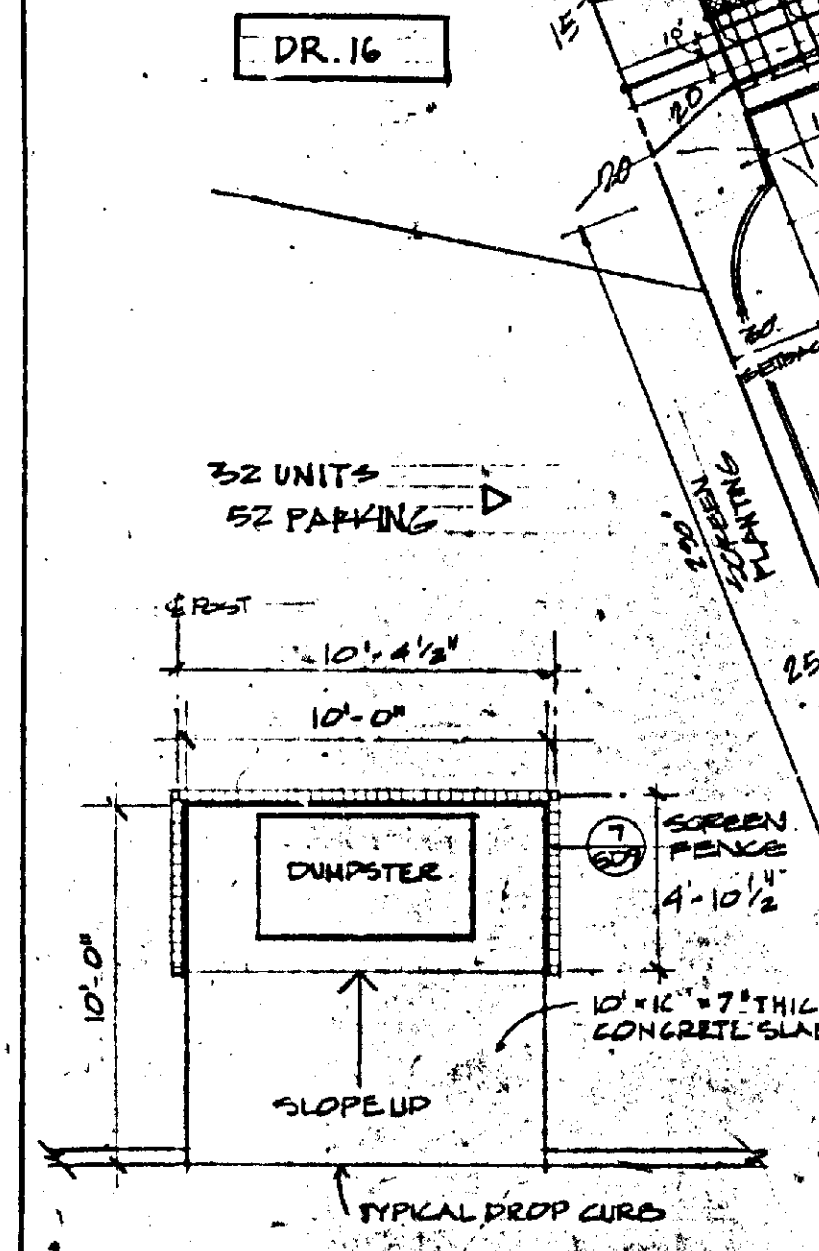
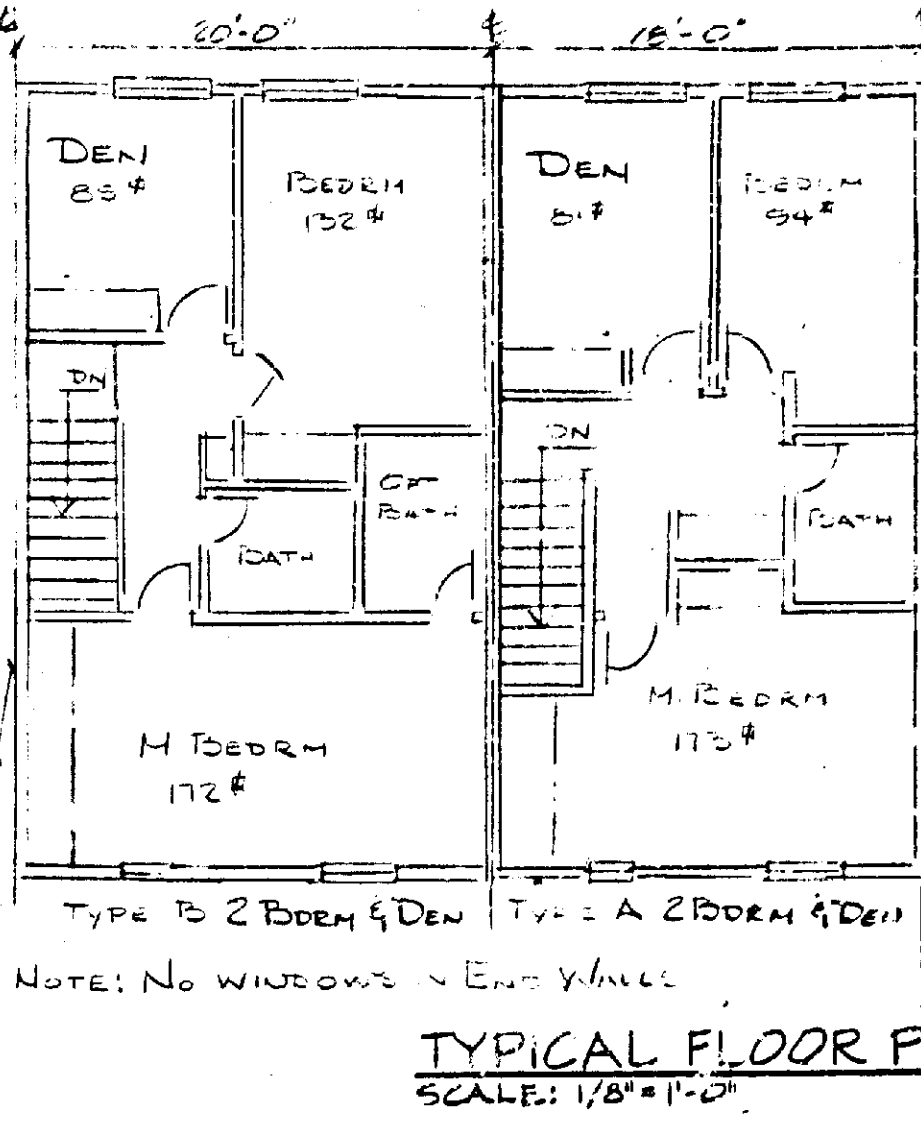
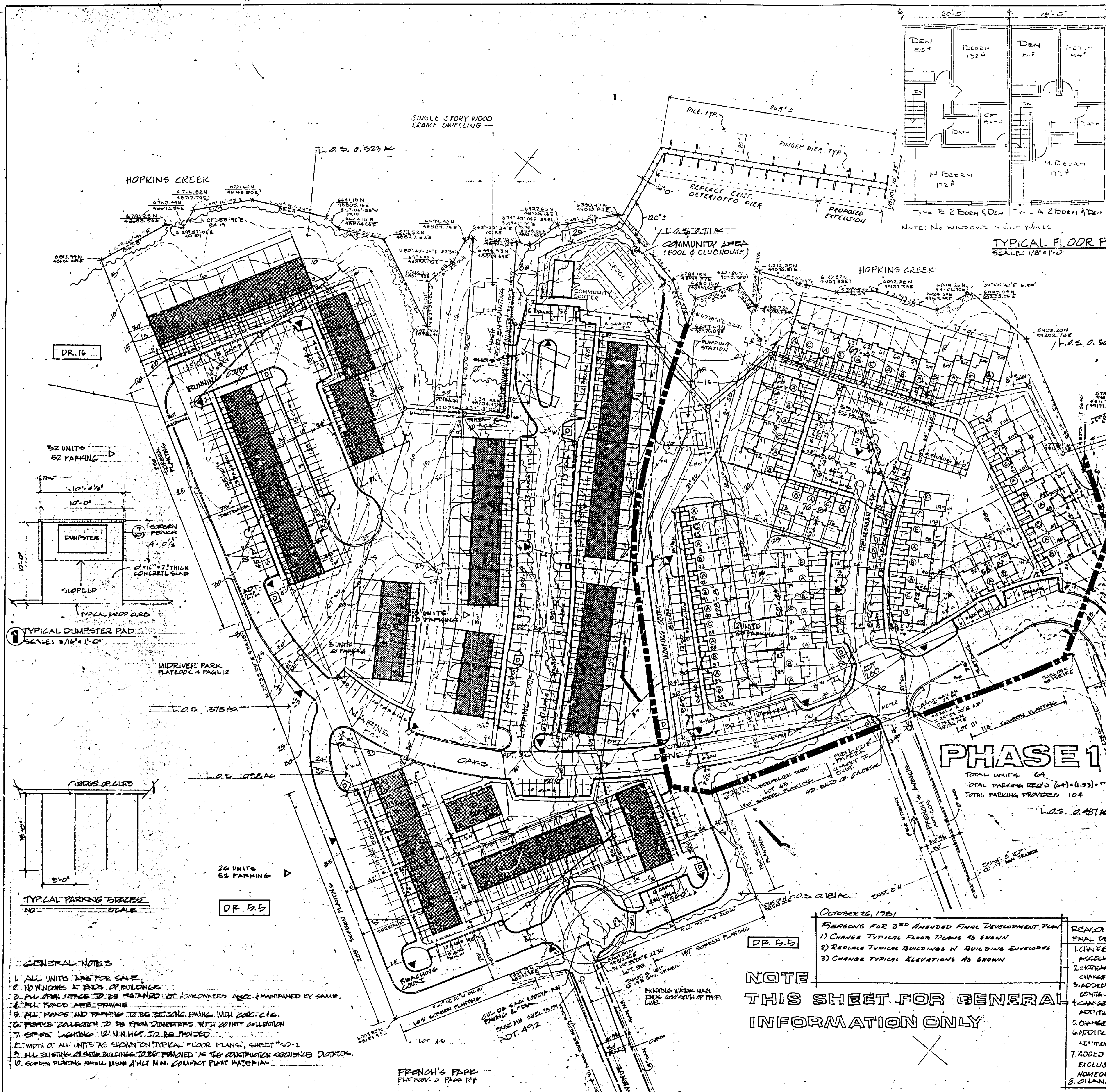


MARINE OAKS VILLAGE  
OWNER:  
MARINE OAKS — % IVAN STERN 3605 ANTON FARMS RD.  
BALTIMORE MD. 21223  
ENGINEER: IVAN STERN  
LOCATION:  
15TH ELECTION DISTRICT, BALTIMORE COUNTY MD.  
DATE: JAN 14, 1976

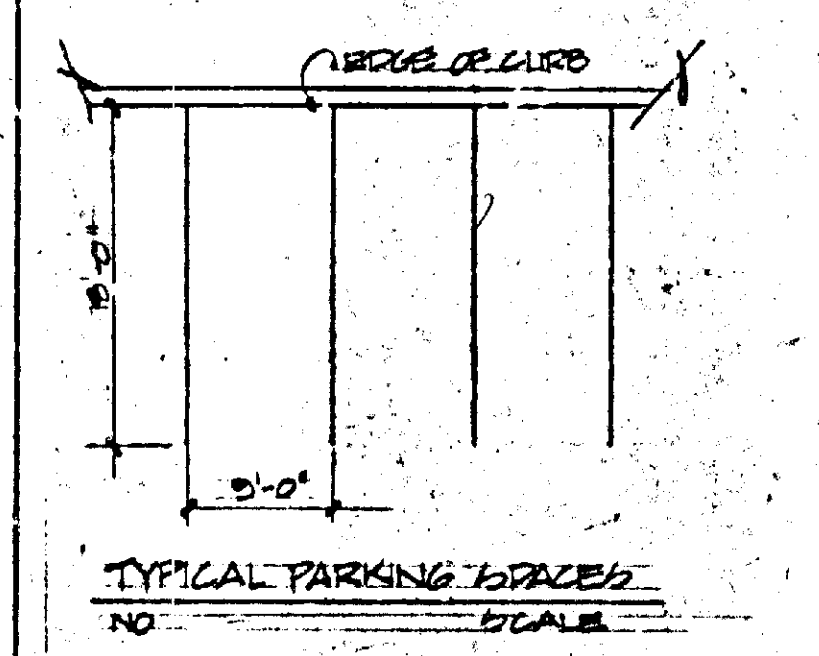
CHESAPEAKE CONSULTANTS INC  
212 WASHINGTON AVE  
TOWSON MARYLAND 21204

SEAL OF THE STATE OF MARYLAND  
IVAN STERN  
No. 2065  
PROFESSIONAL ENGINEER  
EXPIRATION DATE 12/31/1976



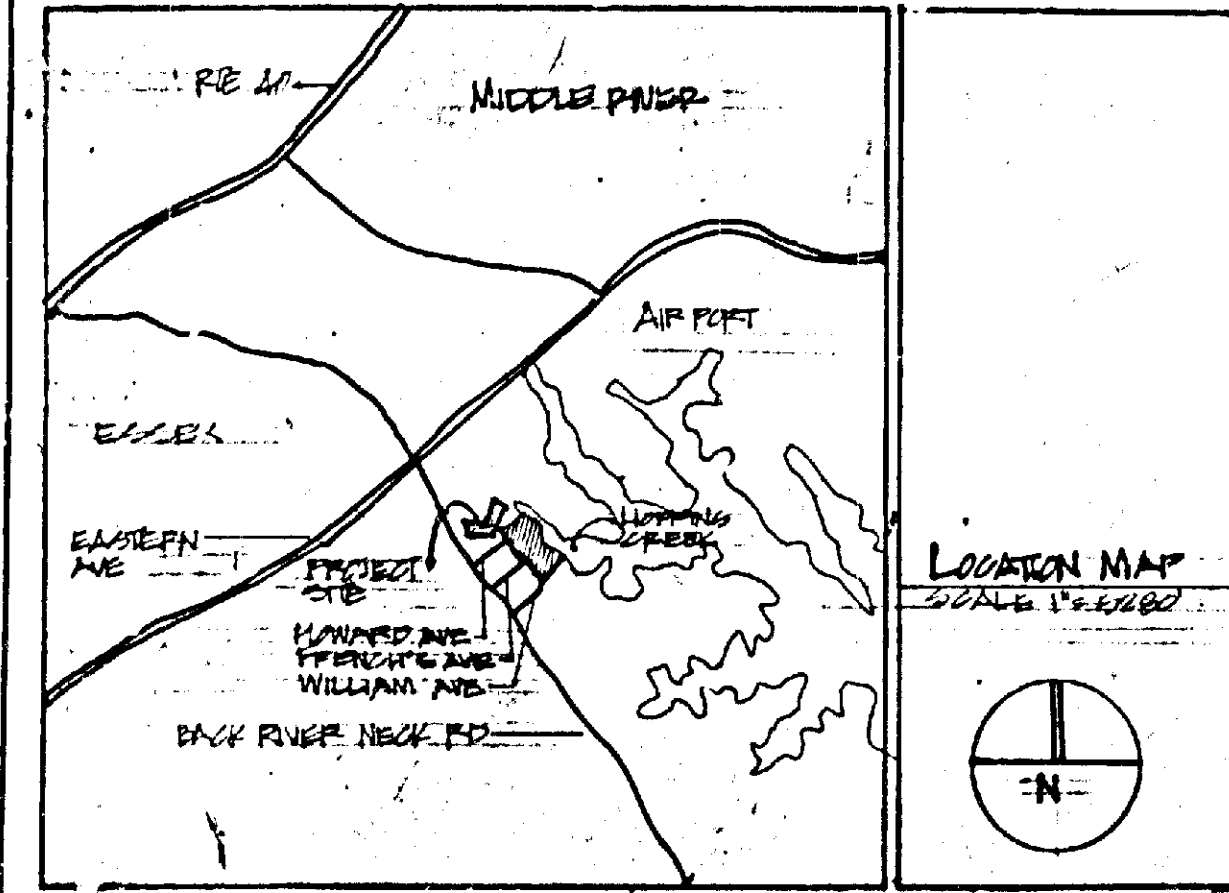


1 TYPICAL DUMPSTER PAD  
SCALE: 3/16" = 1'-0"



TYPICAL PARKING SPACES  
SCALE: 3/16" = 1'-0"

- GENERAL NOTES**
1. ALL UNITS ARE FOR SALE.
  2. NO WINDOWS AT ENDS OF BUILDINGS.
  3. ALL OPEN SPACES TO BE RETAINED FOR HOMEOWNERS' USE & MAINTAINED BY SAME.
  4. ALL ROADS ARE PRIVATE.
  5. ALL ROADS AND PARKING TO BE BITUMEN PAVING WITH CONC. C&G.
  6. WASTE COLLECTION TO BE FROM DUMPSTERS WITH JOINT COLLECTION.
  7. STREET LIGHTING 12' MIN. HGT. TO BE PROVIDED.
  8. WIDTH OF ALL UNITS AS SHOWN ON TYPICAL FLOOR PLANS, SHEET "D-1".
  9. ALL EXISTING UTILITIES TO BE MAINTAINED AS THE CONSTRUCTION SEQUENCES DICTATE.
  10. SCREEN PLANTING SHALL BE 4' MIN. COMPACT PLANT MATERIAL.



**LEGEND**

EXISTING	PROPOSED
CANTON	CANTON
WALLLINE	SPOT ELEVATIONS
PROP. LINE	L.O.S. PLACED OPEN SPACE
DRAINAGE AREA	SEWER DRAIN
SANITARY LINE & M.H.	PRIVATE SEWER
	20' WATT MERCURY VAPOR LUMINAIRES ON 14' ALUM. POLES

**NOTE**  
THIS SHEET FOR GENERAL INFORMATION ONLY

**DENSITY CALCULATIONS**

1. EXISTING TRACT ZONING DR 10
2. GROSS RESIDENTIAL AREA 19,329 AC.
3. PERMITTED NO. OF DENSITY UNITS DR 10 = 19,329 X 10 = 309 DENSITY UNITS
4. NO. OF DWELLING UNITS PROPOSED = 204 (ALL FOR PRIVATE SALE)
5. NO. OF PARKING SPACES REQUIRED = 204 X 1.53 = 311.72
6. NO. PARKING SPACES PROVIDED = 367
7. REQUIRED OPEN SPACE 19,329 AC. X .15% = 2,899
8. AMOUNT OF OPEN SPACE SHOWN 4.0 AC.

BUILDING TYPES: A = 104, B = 105, C = 204

TYPICAL PARKING SPACE 9' X 18'

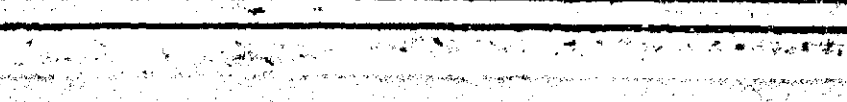
**REASON FOR 3RD AMENDED FINAL DEVELOPMENT PLAN**

- 1) CHANGE TYPICAL FLOOR PLANS AS SHOWN
- 2) REPLACE TYPICAL BUILDINGS IN BUILDING ENVELOPES
- 3) CHANGE TYPICAL ELEVATIONS AS SHOWN

**REASON FOR FINAL DEVELOPMENT PLAN**

1. CHANGE TYPICAL BUILDINGS IN BUILDING ENVELOPES
2. CHANGE TYPICAL ELEVATIONS AS SHOWN
3. CHANGE TYPICAL FLOOR PLANS AS SHOWN
4. CHANGE TYPICAL BUILDINGS IN BUILDING ENVELOPES
5. CHANGE TYPICAL ELEVATIONS AS SHOWN
6. CHANGE TYPICAL FLOOR PLANS AS SHOWN
7. ADDITIONAL LOTS
8. ADDITIONAL LOTS
9. ADDITIONAL LOTS
10. ADDITIONAL LOTS
11. ADDITIONAL LOTS
12. ADDITIONAL LOTS
13. ADDITIONAL LOTS
14. ADDITIONAL LOTS
15. ADDITIONAL LOTS
16. ADDITIONAL LOTS
17. ADDITIONAL LOTS
18. ADDITIONAL LOTS
19. ADDITIONAL LOTS
20. ADDITIONAL LOTS





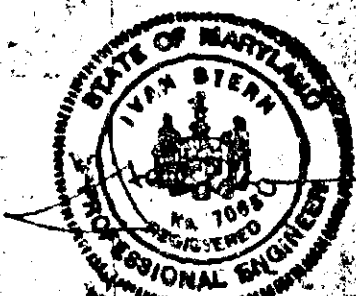
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26 28 30

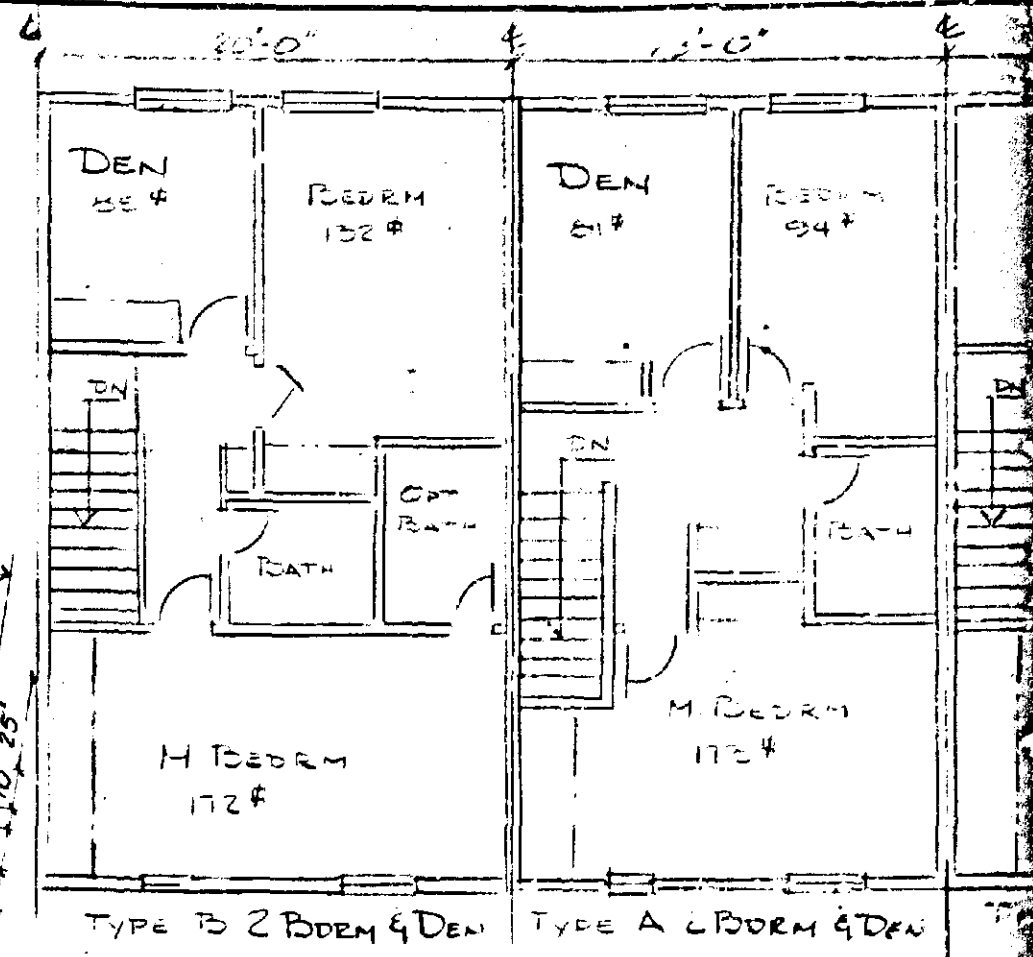
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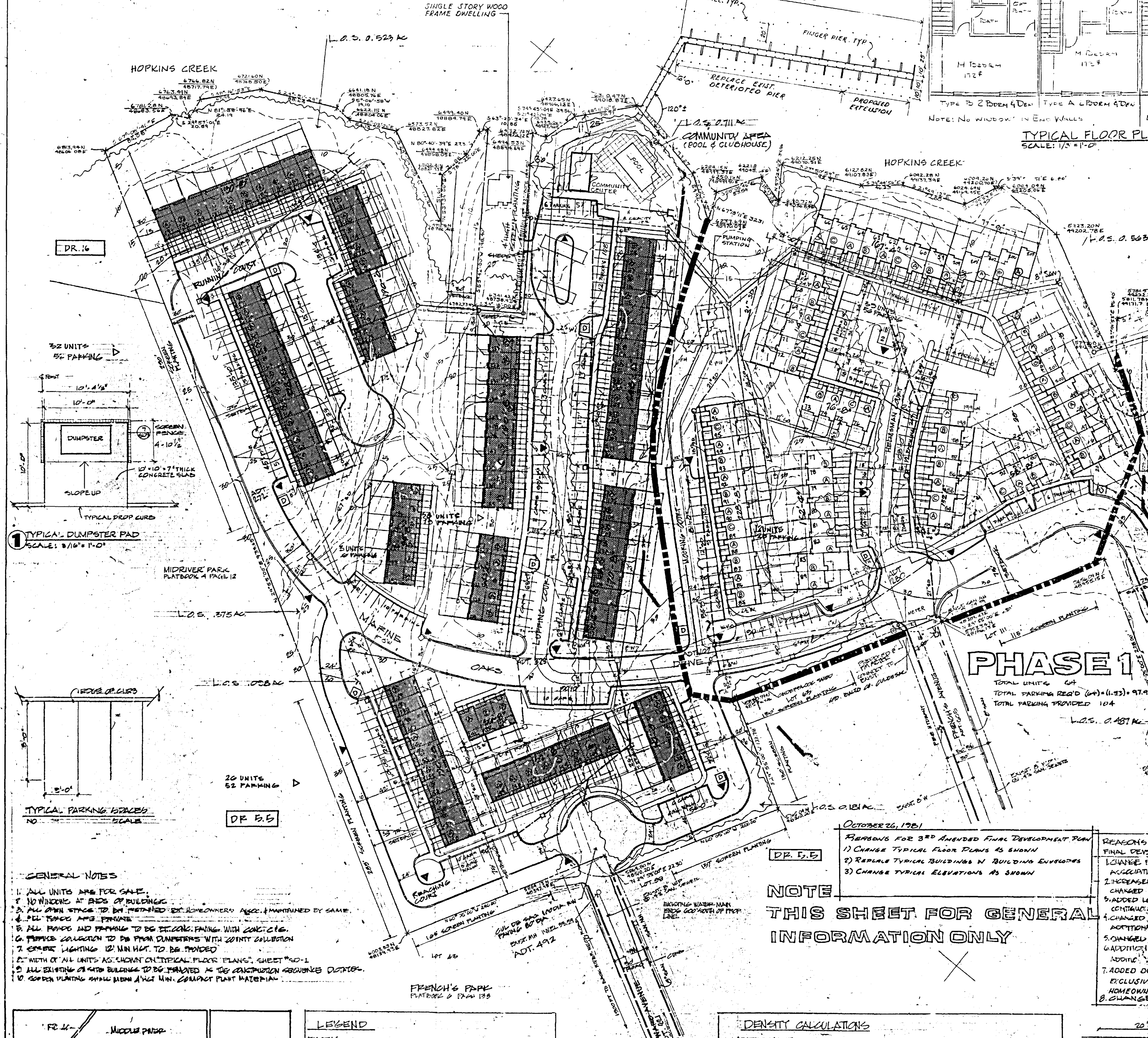
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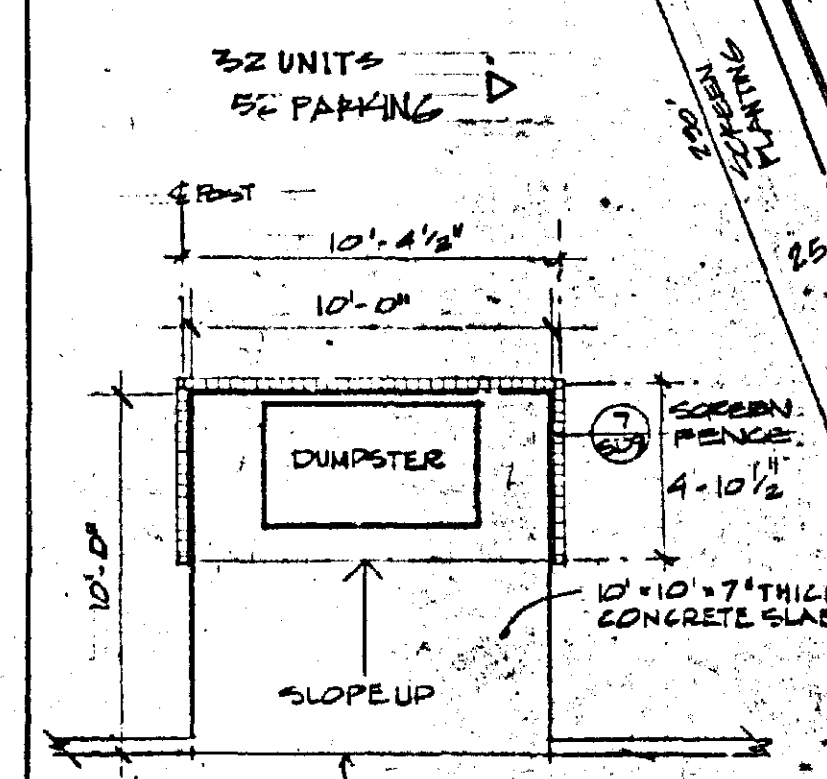


TYPICAL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

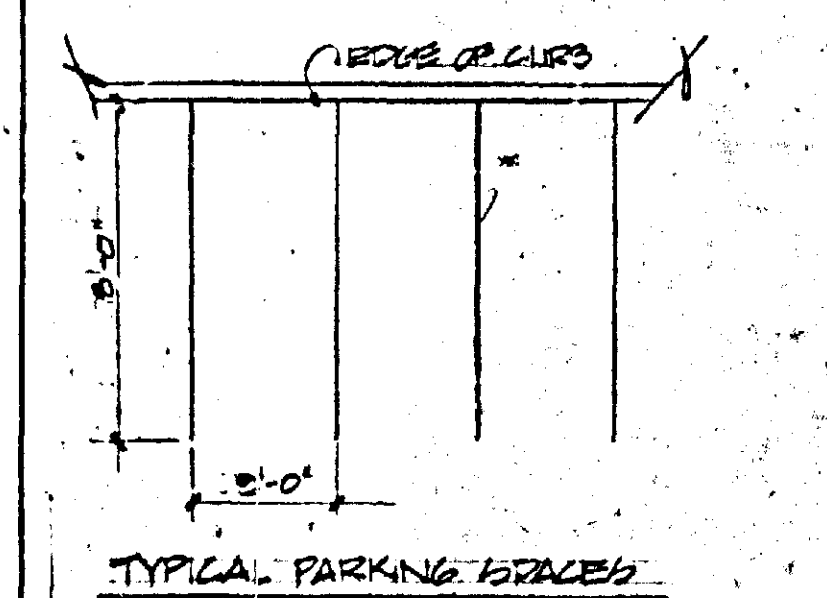


# PHASE 1

TOTAL UNITS 64  
TOTAL PARKING REQ'D (44) = 1.33 = 97.92  
TOTAL PARKING PROVIDED 104

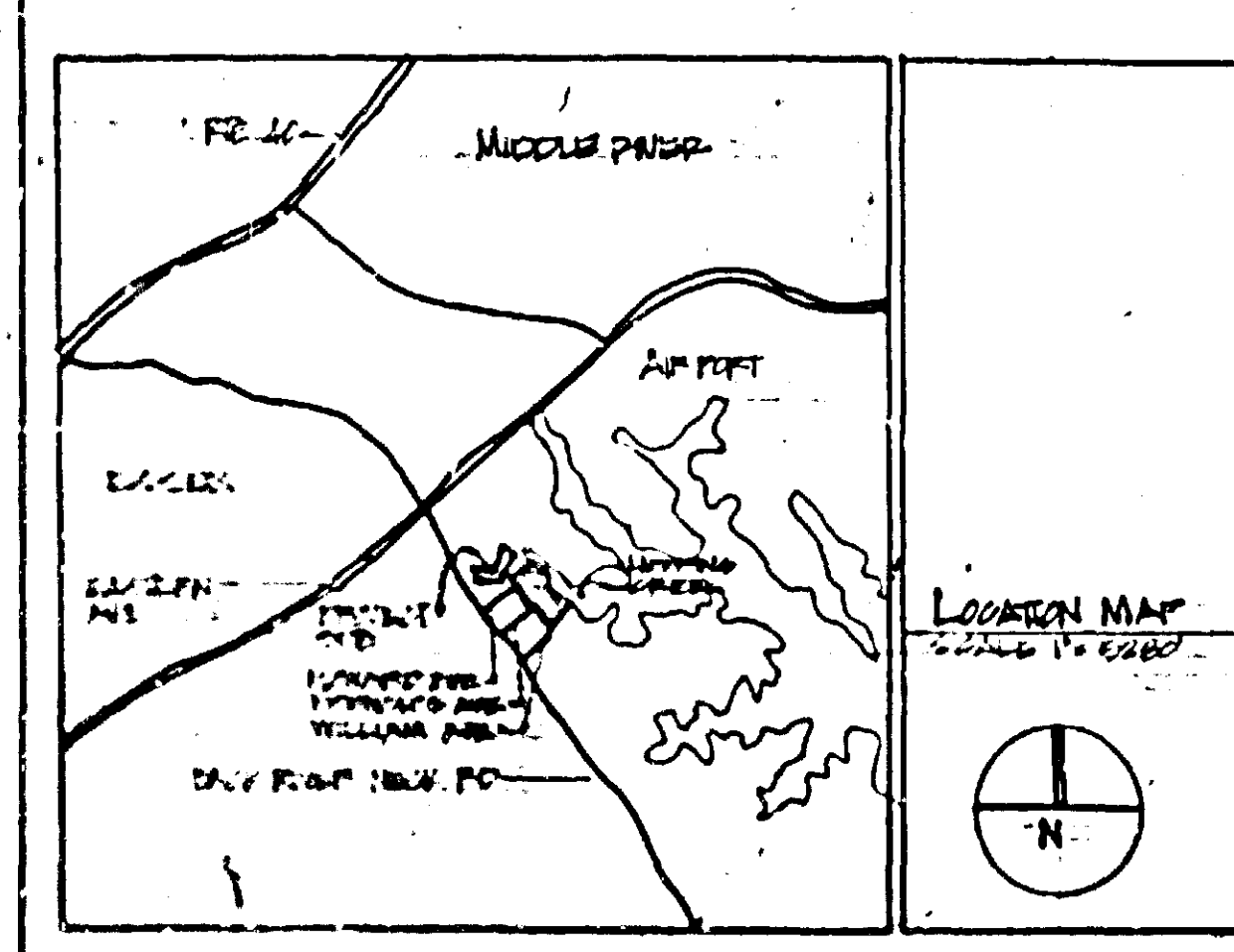


1 TYPICAL DUMPSTER PAD  
SCALE: 3/16" = 1'-0"



TYPICAL PARKING SPACES  
SCALE

- GENERAL NOTES**
1. ALL UNITS ARE FOR SALE.
  2. NO WINDOWS AT ENDS OF BUILDINGS.
  3. ALL OPEN SPACE TO BE MAINTAINED BY HOMEOWNERS ASSOC. & MAINTAINED BY SAME.
  4. ALL FENCE AND PRIVATE.
  5. ALL FENCE AND PARKING TO BE CONCRETE FINISH WITH CONCRETE.
  6. FENCE COLLECTION TO BE FROM DUMPSTERS WITH JUNKY COLLECTION.
  7. EXPOSED LIGHTING 12" MIN. HGT. TO BE PROVIDED.
  8. WIDTH OF ALL UNITS AS SHOWN ON TYPICAL FLOOR PLANS, SHEET # 10-1.
  9. ALL EXISTING ON SITE BUILDINGS TO BE MAINTAINED AS THE CONSTRUCTION SEQUENCE DICTATES.
  10. SCREEN PLANTING SHALL BE MIN. 1' HGT. COMPACT PLANT MATERIAL.



**LEGEND**

EXISTING	PROPOSED
SANITARY	CANALS
WATERLINE	SPOT ELEVATIONS
PROP. LINE	L.O.S. = LOCAL OPEN SPACE
DRAINAGE / PUMP	Q = SEWER MAIN - 40"
SANITARY LINE 24" H.	D = DUMPSTER
	WATER
	FIELD SEWER
	PRIVATE SEWER
	22" TO 36" WATER METER
	WATER MAIN 36" TO 48" DIA.
	ON 14" ALUM. POLED

OCTOBER 26, 1981

**REASONS FOR 3RD AMENDED FINAL DEVELOPMENT PLAN**

- 1) CHANGE TYPICAL FLOOR PLANS AS SHOWN
- 2) REPLACE TYPICAL BUILDINGS W/ BUILDING ENVELOPES
- 3) CHANGE TYPICAL ELEVATIONS AS SHOWN

**NOTE**

THIS SHEET FOR GENERAL INFORMATION ONLY

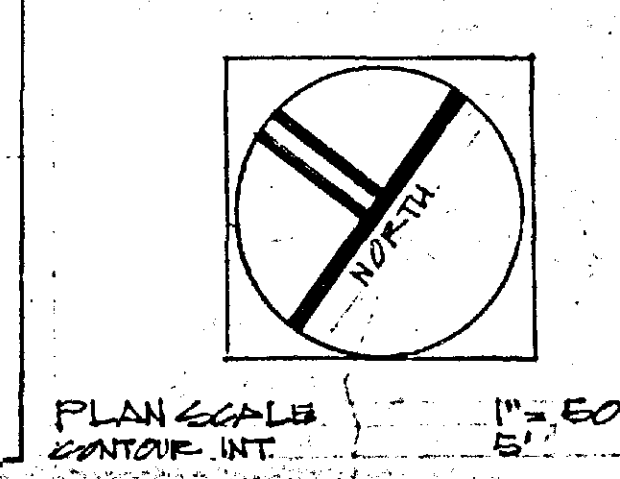
**DENSITY CALCULATIONS**

1. EXISTING TRACTING DR 10
2. GROSS RESIDENTIAL AREA 19,529, 1
3. PERMITTED NO. OF DENSITY UNITS DR 10 = 19,329 X 1.6 = 309 DENSITY UNITS
4. NO. OF BUILDING UNITS PROPOSED = 209 (ALL FOR PRIVATE SALE)
5. NO. OF PARKING SPACES REQUIRED = 209 X 1.53 = 319.77
6. NO. PARKING SPACES PROVIDED = 387
7. REQUIRED OPEN SPACE 19,329 AC. X 15.3% = 2,899
8. AMOUNT OF OPEN SPACE SHOWN 4.0 AC.

**BUILDING TYPES:** A = 104 TYPICAL PARKING SPACE 9' X 18'

B = 105

C = 209



PLAN SCALE  
CONTAIN. INT.  
1" = 50'